

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR REGULAR COUNCIL MEETING

OF  
TUESDAY, JULY 28, 1987  
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 10:20 a.m. The meeting was recessed by Mayor O'Connor at 12:25 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor O'Connor at 2:08 p.m. with Council Members Cleator, Gotch, McCarty and Ballesteros not present. Mayor O'Connor presented a proclamation from the Council to Walter Jackson, declaring July 31 through August 8, 1987 as International Summer Special Olympic Games Week in San Diego. Council Member Jones introduced students from Kennedy Elementary School, participants in the "Project I Believe" Scholarship Program. The meeting was recessed by Mayor O'Connor at 6:20 p.m. to convene as the Redevelopment Agency. The meeting was reconvened by Mayor O'Connor at 6:48 p.m. with Council Member Gotch not present. Mayor O'Connor announced that she had received word from the City's Washington lobbyist that the courts ruled that the City of San Diego will be sharing \$429,000 of general Revenue Sharing monies. Mayor adjourned the meeting at 7:00 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
  - (1) Council Member Wolfsheimer-present
  - (2) Council Member Cleator-present
  - (3) Council Member McColl-present
  - (4) Council Member Jones-present
  - (5) Council Member Struiksma-present
  - (6) Council Member Gotch-not present
  - (7) Council Member McCarty-present
  - (8) Council Member Ballesteros-present
- Clerk-Abdelnour (bb:jb)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-present

- (3) Council Member McColl-present
- (4) Council Member Jones-not present
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-not present
- (7) Council Member McCarty-not present
- (8) Council Member Ballesteros-not present

\* ITEM-102: (R-88-24) CONTINUED TO AUGUST 4, 1987

Inviting bids for the construction of the center median in Penasquitos Drive from Alamazon Street to Cuca Street on Work Order No. 118947; authorizing the execution of a contract with the lowest responsible and reliable bidder; authorizing the expenditure of funds not to exceed \$560,000 from CIP-52-368, (FBA/C) Penasquitos Drive - Alamazon Street to Cuca Drive, for said project and related costs; authorizing the Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves. (BID-9141) (Penasquitos East Community Area. District-1.)

CITY MANAGER REPORT: Future traffic volumes on Penasquitos Drive, north of Cuca Street, warrant the construction of a four-lane major street. This project will provide for the removal of the existing two-inch thick asphalt concrete center median, and construct a full depth roadway section. This project is consistent with Penasquitos East Community Plan and the City's General Plan Guidelines. This project is also identified in the Penasquitos East Public Facilities Financing Plan adopted by the City Council.

Aud. Cert. 8800059.

FILE LOCATION: W.O. 118947 CONTFY88-1

COUNCIL ACTION: (Tape location: G381-460.)

MOTION BY WOLFSHEIMER TO CONTINUE TO AUGUST 4, 1987. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-not present, McCarty-not present, Ballesteros-yea, Mayor O'Connor-not present.

ITEM-119: (R-87-2760) ADOPTED AS RESOLUTION R-268955

Declaring that the City of San Diego will contribute monies for consultant services to assess the impact of a new government center (Broadway Complex) within the Centre City area; authorizing the City Manager to execute an amendment to the Scope of Services section of the joint participation

agreement with SANDAG; authorizing the expenditure of an amount not to exceed \$15,000 from the Planning Department budget (General 100 Fund) for the above described consultant services.

(Centre City Community Area. District-8.)

CITY MANAGER REPORT: The amended scope of services requires the consultant to produce the following products:

1. a) Inventory and confirm the space, parking and transit needs of all the tenants, especially the major tenants (i.e. City, County, Navy) of a mixed-use government center complex.
- b) Utilize estimates for those that have already been developed, to the extent possible.
2. Identify the issues and provide substantive criteria to be used to determine sites appropriate for such a complex.
3. a) Synthesize alternative design concepts for the San Diego Gas and Electric sites in the Centre City East, as an exemplar site.
- b) Provide substantive criteria for the selection of a preferred concept.
4. Define this concept to demonstrate the physical benefits of such a complex to Centre City.

Aud. Cert. 8800044.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A010-033.)

MOTION BY McCARTY TO ADOPT. Second by Struiksmma. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksmma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-151: (R-87-2757) ADOPTED AS RESOLUTION R-268960

Approving the City Manager's recommendations regarding uses for those buildings being retained on the Balboa Naval Hospital site - Administration Building (Bldg. 1) and the Library/Auditorium (Bldg. 8); directing the City Manager to take all actions necessary to implement those recommendations, as follows:

- a) Administration Building - Return to Council with a consultant services agreement to convert the building to office uses for the Park and Recreation Department, as defined in City Manager Report CMR-87-263;
- b) Library/Auditorium - Issue a Request for Proposals (RFP) soliciting proposals from groups interested in leasing the building for museum use or for other

allowable park purposes.

(See City Manager Report CMR-87-263. Balboa Park Community Area. District-8.)

COMMITTEE ACTION: Reviewed by PFR on 5/27/87. Recommendation to approve the City Manager's recommendation to: 1) Negotiate a long-term lease with the United Veteran's Council for use of the Chapel Building; 2) Solicit proposals for use of the Library/Auditorium; 3) Forward the matter of the use of the Administration Building to the City Council with no recommendation. Districts 5, 7 and 8 voted yea. Districts 2 and 3 not present.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A034-065.)

MOTION BY CLEATOR TO ADOPT. Second by Ballesteros. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksmay-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-330: (R-87-2491) ADOPTED AS RESOLUTION R-268961

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance, in the matter of the Campus Point Landscape Maintenance District.

(University Community Area. District-1.)

CITY MANAGER REPORT: This action establishes the annual assessment for the Campus Point Landscape Maintenance District. The District provides for the maintenance of 25 acres of open space. The Fiscal Year 1988 proposed maintenance costs for the District are as follows:

Contractual Maintenance	\$11,830
Water and Electric Service	7,474
Incidentals	10,027
Total Expenses	\$29,331
Reserve	2,933
Total	\$32,264
Less Carry-over and Interest	5,000
Less City Contribution	625
Assessed to District	\$26,639

The proposed amount to be assessed to the District in Fiscal Year 1988 is approximately \$465 per acre compared to \$165 per acre in Fiscal Year 1987. The nine parcels in the District range in size from 3.1 acres to 14.6 acres. The increase in the assessment amount for Fiscal Year 1988 is due to a smaller projected carry-over amount from Fiscal Year 1987.

FILE LOCATION: STRT M-141

COUNCIL ACTION: (Tape location: B451-460.)

Hearing began at 11:35 a.m. and halted at 11:35 a.m.

MOTION BY CLEATOR TO ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-331: (R-87-2494) ADOPTED AS RESOLUTION R-268962

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance, in the matter of the Coronado View Landscape and Lighting Maintenance District.

(Southeast San Diego Community Area. District-4.)

CITY MANAGER REPORT: This action establishes the annual assessment for Coronado View Landscape and Lighting Maintenance District. The District provides landscape maintenance, and street light energy and maintenance. The Fiscal year 1988 proposed maintenance costs for the District are as follows:

Contractual Maintenance	\$ 5,218
Water and Electric Service	1,892
Incidentals	6,907
Total Expenses	\$14,017
Reserve	4,000
Total	\$18,017
Less Carry-over and Interest	11,000
Less City Contribution	0
Assessed to District	\$ 7,017

The annual assessment for Fiscal Year 1988 will remain the same as for Fiscal Year 1987, \$60 per unit.

FILE LOCATION: STRT M-142

COUNCIL ACTION: (Tape location: B461-470.)

Hearing began at 11:36 a.m. and halted at 11:36 a.m.

MOTION BY JONES TO ADOPT. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-332: (R-87-2497) ADOPTED AS RESOLUTION R-268963

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance, in the matter of the Lopez Canyon Stormwater Retention Basin Maintenance District.

(Mira Mesa Community Area. District-5.)

CITY MANAGER REPORT: This action establishes the annual assessment for Lopez Canyon Stormwater Retention Basin Maintenance District. The District provides maintenance for the retention basin. The fiscal year 1988 proposed maintenance costs for the District are as follows:

Annual Maintenance	\$ 0
Incidentals	\$ 2,000
Total Expense	\$ 2,000
Reserve	3,000
Major Maintenance Reserve	10,000
Total	\$15,000
Less Carry-over and Interest	\$15,000
Assessed to District	\$ 0

No assessment to the District are proposed for this fiscal year due to the amount of carry-over and interest from fiscal year 1987. The amount assessed to the District in fiscal year 1987 was also zero. The anticipated annual maintenance consist of debris and silt removal as required. The major maintenance would consist of repairs to the dike or flow structure which might result from a major storm. The major maintenance reserve will be sustained annually at the \$10,000 level through assessment adjustments as required.

FILE LOCATION: STRT M-144

COUNCIL ACTION: (Tape location: B471-480.)

Hearing began at 11:36 a.m. and halted at 11:36 a.m.

MOTION BY STRUIKSMA TO ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-333: (R-87-2505) ADOPTED AS RESOLUTION R-268964

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance, in the matter of the Mid-City Landscape and Lighting Maintenance District.

(Mid-City Community Area. District-3.)

CITY MANAGER REPORT: The Mid-City Landscape and Lighting Maintenance District consists of six specific areas in the Mid-City Community located along Park Boulevard, Adams Avenue, El Cajon Boulevard and University Avenue. The District shall maintain the street trees, landscaped medians and benches to be installed within the six subdistricts utilizing CDBG funds. The contractor shall install these improvements and continue to

provide all necessary maintenance until these improvements are accepted by the District. Landscaping in only three of the subdistricts will be completed and require maintenance during Fiscal Year 1988. The landscaping improvements in the remaining three areas are scheduled for completion in 1988 and 1989. The proposed maintenance costs for the three subdistricts to be maintained by the District during the last six months of the Fiscal Year 1988 are as follows:

	Subdistrict 1	Subdistrict 3	Subdistrict 6	Total
Contractual				
Maintenance	\$1,080	\$ 750	\$ 870	\$ 2,700
Utilities				
(Water)	250	175	200	625
Incidentals	1,430	1,145	1,250	3,825
Reserve	1,000	1,000	1,000	3,000
Assessed to				
District	\$3,760	\$3,070	\$3,320	\$10,150

The assessments for the maintenance costs for the last six months of the Fiscal Year 1988 for the three subdistricts are: for Subdistrict 1, \$3.50 per frontage foot, the amount ranging from \$53 to \$313 per parcel; for Subdistrict 3, \$5.50 per frontage foot, the amount ranging from \$116 to \$523 per parcel; and for Subdistrict 6, \$5.60 per frontage foot, the amount ranging from \$225 to \$630 per parcel.

FILE LOCATION: STRT M-146

COUNCIL ACTION: (Tape location: B481-C355.)

Hearing began at 11:37 a.m. and halted at 12:08 p.m.

Testimony in favor by Carl Bettner, Steve Frates, Dr. Allan Marshall and George Nathan.

Testimony in opposition by Tom Fanning, Bea Stafford, and Geraldine Southward.

Mayor O'Connor closed the hearing.

MOTION BY BALLESTEROS TO ADOPT UNIVERSITY AVENUE PORTION OF THE DISTRICT. Second by McCarty. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-ineligible, Jones-yea, Struiksmay-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

MOTION BY MCCOLL TO ADOPT WITH THE EXCEPTION OF UNIVERSITY AVENUE PORTION OF DISTRICT. Second by Ballesteros. Passed by

the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksmay-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-334:

Two actions relative to the Marina "I" Blocks (Pacific

Highway to India Street, and Dr. M.L. King Way to "E"  
Street) Underground Utility District:  
(Centre City Community Area. District-2.)

Subitem-A: (R-87-2461) ADOPTED AS RESOLUTION R-268965  
Establishing an Underground Utility District to be known  
and denominated as the Marina "I" Blocks (Pacific Highway  
to India Street and Dr. M.L. King Way to "E" Street)  
Underground Utility District.

Subitem-B: (R-87-2462) ADOPTED AS RESOLUTION R-268966  
Authorizing the expenditure of an amount not to exceed  
\$4,000 from CIP-37-028, Federal Revenue Sharing Fund 18014,  
for the purpose of administering the Marina "I" Blocks  
(Pacific Highway to India Street and Dr. M.L. King Way to  
"E" Street) Underground Utility District, minor City Force  
work and other related work.

CITY MANAGER REPORT: The proposed district will underground  
the overhead utility facilities in the area bounded by Pacific  
Highway, India Street, Dr. M.L. King Way and "E" Street. This  
is a scheduled project in the Calendar Year 1989 Capital  
Improvements Program. The formation of this district will  
require the affected property owners to underground the portion  
of their utilities on their parcel prior to removal of the  
overhead utilities. The total number of affected properties in  
this district is 21, all of which are commercial or multi-family  
properties. Conversion costs on commercial properties may vary  
from \$600 to several thousand dollars or more due to differences  
in service size and location. Council Policy 800-2 provides for  
the use of San Diego Gas and Electric Company's Annual  
Allocation Funds (Case 8209) to make reimbursement payments to  
affected property owners based on the length of their electrical  
service trench. A future resolution will establish the date for  
removal of overhead utilities as the undergrounding work  
approaches completion.

Aud. Cert. 8700913.

FILE LOCATION: STRT K-174

COUNCIL ACTION: (Tape location: C423-449.)

Hearing began at 12:14 p.m. and halted at 12:16 p.m.

MOTION BY JONES TO ADOPT AND INCLUDE ITEMS 335, 336 AND 337.

Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea,  
Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea,  
Mayor O'Connor-yea.



ITEM-335: (R-88-6) ADOPTED AS RESOLUTION R-268967

Considering the protests, confirming the assessments, and ordering the proposed maintenance, in the matter of the Bay Terraces Landscape Maintenance District.

(South Bay Terraces Community Area. District-4.)

CITY MANAGER REPORT: This action establishes the annual assessment for the Bay Terraces Landscape Maintenance District. The District provides for the maintenance of four acres of open space. The Fiscal Year 1988 proposed maintenance costs for the District are as follows:

	Area 1	Area 5
Contractual Maintenance	\$10,600	\$ 5,875
Water & Electric Service	2,657	500
Incidentals	3,469	3,592
Total Expenses	\$16,726	\$ 9,967
Reserve	1,673	997
Total	\$18,399	\$10,964
Less Carry-over & Interest	1,000	2,500
Less City Contribution	50	50
Assessed to District	\$17,349	\$ 8,414

For Area 1, the annual assessment for Fiscal Year 1988 is \$52 compared to \$44 for Fiscal Year 1987. For Area 5, an increase in District expenses results in a per-unit assessment of approximately \$98 for Fiscal Year 1988 compared to \$84 in Fiscal Year 1987.

FILE LOCATION: STRT M-132

COUNCIL ACTION: (Tape location: C423-449.)

Hearing began at 12:14 p.m. and halted at 12:16 p.m.

MOTION BY JONES TO ADOPT AND INCLUDE ITEMS 334, 336 AND 337.

Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksmma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-336: (R-87-2319) ADOPTED AS RESOLUTION R-268968

(Continued from the meeting of July 7, 1987, Item 330, at the City Manager's request, to be heard with the proposed Business Improvement District.)

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance in the matter of the Gateway Center East Landscape Maintenance District.

(Southeast San Diego Community Area. District-4.)

CITY MANAGER REPORT: Gateway Center East is an industrial park project under development by the Southeast Economic Development Corporation, located east of I-15 and north of Martin L. King Way. Landscaping for the project consists of landscaped open space easements on the slopes facing I-15 and S.R. 94, as well as landscaping along the frontage of all lots and medians in Martin L. King Way and Gateway Center Drive. Landscape maintenance will be provided by the proposed maintenance district. This action establishes the assessments for the Fiscal Year 1988. The District will provide maintenance of open space, medians, and landscaped easements within the District. The estimated maintenance costs for the District for the Fiscal year 1988 are as follows:

Contractual Maintenance	\$ 72,000
Water and Electric Service	15,000
Incidentals	27,000
Total Expenses	\$114,000
Reserve	11,400
Total	\$125,400
Less City Contribution	750
Assessed to District	\$124,650

The average assessment amount per building pad acre for the Fiscal Year 1988 is approximately \$3,300.

FILE LOCATION: STRT M-139

COUNCIL ACTION: (Tape location: C423-449.)

Hearing began at 12:14 p.m. and halted at 12:16 p.m.

MOTION BY JONES TO ADOPT AND INCLUDE ITEMS 334, 335 AND 337.

Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-337: (O-88-4) INTRODUCED, TO BE ADOPTED AUGUST 10, 1987

Introduction of an Ordinance establishing the Gateway Center East Business Improvement District, pursuant to the Parking and Business Improvement Area Law of 1979, and levying an assessment and charge therein for upgrading and promoting the area.

(See City Manager Report CMR-87-343. Southeast San Diego Community Area. District-4.)

FILE LOCATION: STRT L-10

COUNCIL ACTION: (Tape location: C423-449.)

Hearing began at 12:14 p.m. and halted at 12:16 p.m.

MOTION BY JONES TO INTRODUCE ITEM 337 AND INCLUDE THE ADOPTION

OF ITEMS 334, 335 AND 336 Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-338: (R-88-103) CONTINUED TO SEPTEMBER 14, 1987 AT 2:00 P.M.

Declaring the real property and improvements owned by R. Edward Kinney and located at 1307, 1309 Fern Street and 3034 "A" Street to be a public nuisance; authorizing the City Manager to administratively abate the nuisance by removal of the combustible materials, junk, and debris no sooner than 7 days from the adoption date of this resolution on the residential premises located at 1307, 1309 Fern Street and 3304 "A" Street pursuant to San Diego Municipal Code Section 11.16; authorizing the expenditure of an amount not to exceed \$1,920 from the Fire Department budget (Department 120, Account 4222, Job Order 3100) for cleanup work.  
(See City Manager Report CMR-87-355. District-8.)  
Aud. Cert. 8800061.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: C450-D049.)

Hearing began at 12:16 p.m. and halted at 12:25 p.m.

Testimony in favor of abatement by James Reynolds and Harrison Morison.

Testimony in opposition of abatement by R. Edward Kinney and Carlos LeGrette.

MOTION BY BALLESTEROS TO CONTINUE TO SEPTEMBER 14, 1987 AT 2:00 P.M., AT HER REQUEST, WITH THE UNDERSTANDING THAT MR. KINNEY IS TO CONTINUE TO REMOVE DEBRIS FROM HIS PROPERTIES AND REPORT BACK TO COUNCIL ON THAT DATE THE PROGRESS HE AS MADE. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-339: (R-87-2705) ADOPTED AS RESOLUTION R-268970

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance, in the matter of the Tierrasanta Landscape and Lighting Maintenance District.  
(Tierrasanta Community Area. District-7.)

CITY MANAGER REPORT: This action establishes the annual assessment for the Tierrasanta Landscape and Lighting Maintenance District. The District provides for the maintenance of open space, center islands, and street light and street name standards. The Fiscal Year 1988 proposed maintenance costs for the District are as follows:

Contractual Maintenance	\$179,353
Water and Electric Service	75,485
Incidentals	79,992
Total Expenses	\$334,830
Contingency Reserve	33,483
Total	\$368,313
Less Carry-over and Interest	35,000
Less City Contribution	37,055
Assessed to District	\$296,258

Based on the above amounts, the proposed unit assessment for Fiscal Year 1988 will be \$30 as compared to \$23 for Fiscal Year 1987. The increase is due to increases in the utility service costs and a lower projected carry-over amount from Fiscal Year 1987 into Fiscal Year 1988.

FILE LOCATION: STRT M-135

COUNCIL ACTION: (Tape location: G165-169.)

Hearing began at 3:45 p.m. and halted at 3:45 p.m.

MOTION BY McCARTY TO CLOSE THE HEARING AND ADOPT. Second by Ballesteros. Passed by the following vote: Wolfsheimer-not present, Cleator-not present, McColl-yea, Jones-not present, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-340:

Two actions relative to the San Diego Street Lighting Maintenance District No. 1:

Subitem-A: (R-87-2401) ADOPTED AS RESOLUTION R-268971

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance, in the matter of the San Diego Street Lighting Maintenance District No. 1.

Subitem-B: (R-87-2402) ADOPTED AS RESOLUTION R-268972

Awarding a contract to the San Diego Gas and Electric Company for furnishing electrical energy to the San Diego Street Lighting Maintenance District No. 1 for a one-year period.

CITY MANAGER REPORT: This action establishes the annual assessment for the San Diego Lighting Maintenance District No.

1. The District provides street light energy and maintenance for areas with lighting levels above the normal for City-wide "safety" lighting. The Fiscal Year 1988 proposed District costs are as follows:

Electric Energy	\$ 378,250
Maintenance	200,000
Centre City Maintenance Program	13,000
Major Maintenance Reserve	200,000
Incidentals	21,700
Total Expenses	\$ 812,950
Reserve	381,295
Total	\$1,194,245
Less Carry-over & Interest	493,000
Less City Contribution	230,588
Assessed to District	\$ 470,657

The amount assessed to the District for Fiscal Year 1988 is approximately 20 percent less than the amount for Fiscal Year 1987. The reduction is due to the fact that no light standard painting is scheduled for Fiscal Year 1988, as compared to Fiscal Year 1987.

FILE LOCATION: STRT M-129

COUNCIL ACTION: (Tape location: G170-180.)

Hearing began at 3:44 p.m. and halted at 3:45 p.m.

MOTION BY WOLFSHEIMER TO CLOSE THE HEARING AND ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-341: (R-87-2488) ADOPTED AS RESOLUTION R-268973

Considering the protests, approving the modified map, confirming the assessments, and ordering the proposed maintenance, in the matter of the Penasquitos East Landscape Maintenance District.

(Penasquitos East Community Area. District-1.)

CITY MANAGER REPORT: This action establishes the annual assessment for the Penasquitos East Landscape Maintenance District. The District provides for the maintenance of landscaped medians. The Fiscal Year 1988 proposed maintenance costs for the District are as follows:

Contractual Maintenance	\$21,576
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Utilities (Electrical Energy and Water) \$11,464

Incidentals \$19,247

Total Expenses \$52,287

Reserve 5,229

Total \$57,516

Less Carry-over and Interest 100

Less City Contribution 8,929

Assessed to District \$48,487

The annual assessment for Fiscal Year 1988 will be approximately \$4.60 per unit, compared to \$3.00 for Fiscal Year 1987. The increase is due mainly to increases in the contractual maintenance costs and utility costs.

FILE LOCATION: STRT M-140

COUNCIL ACTION: (Tape location: G190-380.)

Hearing began at 3:45 p.m. and halted at 3:58 p.m.

Testimony in opposition by Frederick MacManus.

MOTION BY WOLFSHEIMER TO CLOSE THE HEARING AND ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-not present, McCarty-not present, Ballesteros-yea, Mayor O'Connor-not present.

#### ITEM-342:

A request for a Conditional Use Permit to allow construction and operation of a 60-foot steel lattice microwave transmission tower and associated one-story equipment/generator building. The subject property is located on Black Mountain between I-15 and Black Mountain Road (1,732 square feet), and is further described as a portion of Lot 5, Section 5, Township 14 South, Range 2 West, SBBM, in Zone A-1-10, in the Penasquitos East Community Plan Area.  
(CUP-87-0063. District-1.)

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Subitem-A: (R-88-283) ADOPTED AS RESOLUTION R-268974

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-86-0063 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-88-284) ADOPTED AS RESOLUTION R-268975,  
GRANTED PERMIT

Adoption of a Resolution granting or denying the permit  
with appropriate findings to support Council action.

FILE LOCATION: PERM CUP-87-0063

COUNCIL ACTION: (Tape location: G461-558.)

MOTION BY WOLFSHEIMER TO CLOSE THE HEARING AND ADOPT SUBITEM A  
AND SUBITEM B, GRANTING THE PERMIT. Second by Cleator. Passed  
by the following vote: Wolfsheimer-yea, Cleator-yea,  
McColl-yea, Jones-not present, Struiksmay-yea, Gotch-not present,  
McCarty-not present, Ballesteros-yea, Mayor O'Connor-not  
present.

ITEM-343: (O-87-229) INTRODUCED, TO BE ADOPTED AUGUST 10,  
1987

A proposal to amend Chapter X (Planning and Zoning  
Regulations) of the San Diego Municipal Code by adding  
remedial enforcement and storage regulations. The proposed  
amendments may include the following:

- 1) General enforcement and inspection provisions.
- 2) Amendment of the "hotel" definition.
- 3) Amendment defining a "junkyard" and prohibiting  
junkyards without Planning Department permit or  
nonconforming right.
- 4) Amendments clarifying permitted storage in the R-1 and  
R-multi-family zones, and establishing screening  
requirements for such storage.
- 5) An amendment designating permitted uses of required  
yards and required landscape areas in all zones.
- 6) Amendments defining an operable vehicle and specifying a  
limited right to park within required yards.

(City-wide.)

Introduction of an Ordinance amending the Municipal Code.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: G559-569.)

Hearing began at 4:09 p.m. and halted at 4:10 p.m.

MOTION BY CLEATOR TO INTRODUCE THE ORDINANCE. Second by  
Wolfsheimer. Passed by the following vote: Wolfsheimer-yea,  
Cleator-yea, McColl-yea, Jones-not present, Struiksmay-yea,  
Gotch-not present, McCarty-not present, Ballesteros-yea, Mayor  
O'Connor-not present.

ITEM-344: (R-88-87 Rev.3) ADOPTED AS AMENDED AS RESOLUTION R-268976

(Continued from the meetings of June 9, 1987, Item 335 and June 30, 1987, Item 338; last continued at Council Member Ballesteros' request, for a report from the City Manager regarding the effects of night time curfew and extension of the runway to the east on the noise contours at Brown Field.)

Adoption of a Resolution containing the following actions to mitigate projected noise impacts on planned residential development west of Brown Field:

(1) Initiating measures by the Planning Department to restrict residential development in the areas east of Dennery Canyon, pending completion and adoption of the updated Brown Field Airport Master Plan and Otay Mesa Community Plan;

(2) Requiring avigation easements for all development on Otay Mesa in recognition of the established aircraft activities surrounding Brown Field.

(See City Manager Reports CMR-87-192 and CMR-86-599. Otay Mesa Community Area. District-8.)

COMMITTEE ACTION: Reviewed by TLU on 4/27/87. Recommendation to forward the matter of Brown Field to City Council for direction to staff. The City Manager is to respond to requests for information made by the Committee and in public testimony regarding future and existing land use impacts. Districts 1, 4, 6, 7 and 8 voted yea.

CITY MANAGER REPORT: The matter of Brown Field Noise came before the City Council's Transportation and Land Use Committee on April 27, 1987. The Committee forwarded the matter to the City Council without acting on the recommendations of the City Manager and Planning Director.

FILE LOCATION: LAND - Brown Field Airport Master Plan

COUNCIL ACTION: (Tape location: G570-J170.)

Hearing began at 4:10 p.m. and halted at 5:45 p.m.

Testimony in favor by Sid Swain, Ruth Schneider, Paul Clark and Nancy Palmtag.

Testimony in opposition by Leonard Moore, George Kruepl, Ernest S. Arnold and Mike Madigan.

MOTION BY BALLESTEROS TO CLOSE THE HEARING AND APPROVE THE CITY MANAGER'S RECOMMENDATIONS, WHICH INCLUDES THE ADDITIONAL PROVISION FOR THE TYPES OF AIRCRAFT, THE USE OF TIME AS A FACTOR, AND ALSO THE EXTENSION OF THE FIELD (RUNWAY) 1,000 FEET EASTWARD. ALSO TO ACCEPT MR.STRUIKSMA'S AMENDMENTS FOR FURTHER REFINEMENT BY THIS COUNCIL WHEN THE BROWN FIELD MASTER UPDATE



COMES BEFORE IT. NOTE: THE AMENDMENTS ARE AS FOLLOW: (1) EXTENSION OF THE RUNWAY BE ACCOMPLISHED BEFORE THE FIRST DWELLING UNIT IS OCCUPIED ON THE MESA; 2) ALL HOMES THAT WILL BE CONSTRUCTED NORTH OF ROUTE 117 WOULD BE INSULATED TO THE NOISE LEVEL OF 45 Db (INTERIOR NOISE); 3) PRIOR TO THE FIRST HOMES BEING OCCUPIED, A NOISE MONITORING SYSTEM AND ORDINANCE WOULD BE ESTABLISHED FOR SINGLE EVENT NOISE LEVEL FOR AIRCRAFT THAT WILL FOCUS ON RESOLVING AIRCRAFT NOISE EXCEEDANCE THROUGH COMMUNICATION AND PUNITIVE ACTION; 4) THE ESTABLISHMENT OF AN AIRPORT NOISE ABATEMENT OFFICER POSITION WITH APPROPRIATE STAFF AND SUPPORT; 5) THE CITY MANAGER SHALL ASSURE THAT ALL PILOTS BASED AT BROWN FIELD UNDERGO A NOISE ABATEMENT BRIEFING ON AN ANNUAL BASIS TO PROVIDE PILOTS WITH AN AWARENESS OF NOISE IMPACT AND RESIDENTIAL CONCERNS AS WELL AS CITY REGULATIONS PERTAINING TO AIRCRAFT GENERATED NOISE;. 6) TO PROHIBIT THE USE OF THE AIRPORT BY TURBO-POWERED (JET) ENGINE AIRCRAFT THAT EXCEED NOISE LEVEL ESTABLISHED BY FEDERAL AIR REGULATION PART 36 OR OTHER REASONABLY ESTABLISHED NOISE LEVELS; 7) TO IMPLEMENT A VOLUNTARY PILOT EDUCATION PROGRAM THROUGH CALTRANS, DIVISION OF AERONAUTICS, TO ASSIST IN PILOT TRAINING IN NOISE ABATEMENT PROCEDURES AT BROWN FIELD; 8) TO ANNUALLY, HAVE THE CITY MANAGER SUBMIT TO THE TRANSPORTATION AND LAND USE COMMITTEE THE BROWN FIELD CNEL CONTOURS FOR THE COMMITTEE'S REVIEW. UTILIZING NOISE ABATEMENT STAFF, THE COMMITTEE SHALL VERIFY CONFORMITY WITH THESE NOISE CONTOURS; 9) TO PROHIBIT INTERSECTION TAKEOFFS, PILOTS SHALL BE REQUIRED TO UTILIZE THE FULL LENGTH OF THE RUNWAY TO ENSURE THAT THEY REACH THE MAXIMUM HEIGHT OVER RESIDENTIAL AREAS, THUS REDUCING THE NOISE IMPACT TO THESE AREAS; AND 10) DEVELOP AN INFORMAL RUNWAY USE PROGRAM, INITIATED BY THE AIRPORT PROPRIETOR IN CONJUNCTION WITH THE FAA, IN ORDER TO ACHIEVE MAXIMUM NOISE ABATEMENT COMPLIANCE. Second by McColl. Passed by the following vote: Wolfsheimer-nay, Cleator-yea, McColl-yea, Jones-not present, Struiksma-nay, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-S402:

Three actions relative to the Municipal Election to be held on Tuesday, November 3, 1987:

19870728

Subitem-A: (O-88-5) INTRODUCED AND ADOPTED ON MONDAY, JULY 27, 1987

Introduction and adoption of an Ordinance calling a General Municipal Election in the City of San Diego on Tuesday, November 3, 1987, for the purpose of electing the Councilmembers for Council Districts 2, 4, 6 and 8.

Subitem-B: (O-88-14) INTRODUCED AND ADOPTED MONDAY,  
JULY 27, 1987

Introduction and adoption of an Ordinance ordering, calling, providing for and giving notice of a Special Municipal Bond Election to be held in the City of San Diego on November 3, 1987, for the purpose of submitting to the qualified voters two propositions to incur general obligation bond indebtedness by the City for improvements to Balboa Park and Mission Bay Park.

Subitem-C: (O-88-20 Rev.) INTRODUCED AND ADOPTED AS AMENDED  
AS ORDINANCE O-16914 (New Series)

Introduction and adoption of an Ordinance ordering, calling, providing for and giving notice of a Special Municipal Election to be held in the City of San Diego on November 3, 1987; for the purpose of submitting to the qualified voters of the City of San Diego the following propositions:

1. One proposition amending the City Charter regarding restrictions upon development in Mission Bay Park;
2. One proposition relating to changing the Gann appropriations limit for Fiscal Year 1988 through 1991.
3. One proposition relating to an initiative measure to repeal San Diego City Council Resolution R-265534 and to rename the affected street as Market Street;
4. One proposition relating to an initiative measure to restrict the use of Mission Beach Park;
5. One proposition relating to amending the city of San Diego progress Guide and General Plan to shift certain properties known as La Jolla Valley from "Future Urbanizing" to "Planned Urbanizing;"
6. One proposition regarding the Clean Air Initiative (SANDER).

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: E061-F445; J171-K040.)

Motion by Struiksma to continue the Clean Air Initiative for one week to August 4, 1987 to receive a legal opinion from the City Attorney. Second by Jones. No vote.

Motion by McColl to suspend the rules and extend the meeting time to 7:00 p.m. Passed: Yeas-1,3,4,5,7,8,M. Nay-2. Not

present-6.

Motion by McColl to approve the Clean Air Initiative proposition ballot language to be placed on the November ballot. Second by Ballesteros. Passed: Yeas-1,3,4,5,7,8,M. Nay-2. Not

present-6.

MOTION BY STRUIKSMA TO INTRODUCE AND ADOPT SUBITEM C AS AMENDED.

Second by Jones. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ADDITIONAL BUSINESS: CONTINUED TO AUGUST 3, 1987

Matter of putting the ballot arguments on the Council Docket for Consideration.

MOTION BY JONES TO DIRECT THE CITY CLERK TO PUT THE MATTER OF THE BALLOT ARGUMENTS ON THE COUNCIL DOCKET FOR COUNCIL CONSIDERATION ON MONDAY, AUGUST 3, 1987. Second by Struiksma.

Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-S403: (O-88-006) INTRODUCED AND ADOPTED AS ORDINANCE  
O-16916 (New Series)

(Trailed as Unfinished Business from the meeting of July 21, 1987, Item 332.)

Introduction and adoption of an Ordinance adopting the Annual Budget for Fiscal Year 1987-88 and appropriating the necessary money to operate the City of San Diego for said Fiscal Year.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A066-B450.)

Motion by Wolfsheimer to direct the City Manager to identify various sources of funding that might be utilized to increase the deficit of the wetlands fund. Second by Ballesteros.

Passed by the following vote: Wolfsheimer-yea, Cleator-nay, McColl-yea, Jones-yea, Struiksma-nay, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

Motion by Ballesteros to adopt the recommendation of the City Manager to continue the wetlands issue for approximately 45 days at which time Council will discuss the carry-over funds from Fiscal Year 1987 for the possible acquisition of wetlands.

Second by Cleator. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

MOTION BY McCOLL TO INTRODUCE, DISPENSE WITH THE READING AND ADOPT THE ORDINANCE. Second by Struiksma. Passed by the following vote: Wolfshimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-S500: DISCUSSED

(Continued from the meeting of July 21, 1987, Item 344, at Council Member Ballesteros' request, for a report from staff.)

The matter of a Request for Proposals for a Socioeconomic Study to evaluate the impact of the Interim Development Ordinance.

(See the memorandum from Council Member Ballesteros dated 7/21/87.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: F446-G040;G061-G165.)

ITEM-S501: (R-87-2725) ADOPTED AS RESOLUTION R-268969

Authorizing the City Auditor and Comptroller to transfer the sum of \$265,000 from CDBG Program Income Fund 18502 to the Redevelopment Agency for the purpose of funding the Fiscal Year 1987-88 Redevelopment Agency/Gaslamp Quarter Council Operating Agreement Fund 18523.

(Centre City/Gaslamp Quarter Historic District Community Areas. District-8.)

CITY MANAGER REPORT: On May 4, 1987, the City Council authorized the use of \$265,000 from Community Development Block Grant Program Income to fund Gaslamp Quarter Council operations for Fiscal Year 1987-88. This request transfers these program income funds to the Redevelopment Agency for funding of the GQC/Agency FY'88 Operating Agreement. The Agency will be asked to review the GQC's FY'88 Budget and Work Program prior to funding of this agreement. The current GQC/Agency Operating Agreement extends through June of 1990. However, if the Agency does not fund GQC operations annually, the agreement is then terminated.

Aud. Cert. 8800036.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C356-C422.)

MOTION BY BALLESTEROS TO ADOPT. Second by McCarty. Passed by the following vote: Wolfshimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present,

McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.  
NON-DOCKET ITEMS

None.

PUBLIC COMMENT

None.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor  
O'Connor at 7:00 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: L075).